

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Jeffers Road, 145 ft. NE
of c/l Thornton Road * ZONING COMMISSIONER
1633 Jeffers Road
8th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
Charles M. Hughes, et ux * Case No. 96-318-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1633 Jeffers Road in the Thornleigh subdivision of Baltimore County. The Petition is filed by Charles M. Hughes and Lynnallen Hughes, his wife, property owners. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit two storage sheds to be situated in the side yard of the subject property, in lieu of the required rear yard. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 3.

Appearing at the public hearing held for this case were the Petitioners and William Monk, a Land Use Consultant engaged by them. The Petitioners were represented by Richard W. Drury, Esquire. Moreover, a number of neighbors appeared in support of the Petition and the Petitioners submitted a series of affidavits and a Petition (Petitioners' Exhibit No. 10) reflecting support of their request by residents of the community. However, not all residents of this locale support the Petition. Several individuals appeared in opposition to the request, including William Tawes, the President of the Thornleigh Improvement Association, and James J. Nolan, Jr., a spokesman therefore. Other individuals who appeared in

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Date

By

MICROFILMED

opposition to the request are shown on the Citizen's Sign-in Sheet which is contained within the case file.

Testifying in support of the Petition was the aforementioned William Monk. Mr. Monk offered testimony regarding the site and its characteristics and produced a number of photographs which clearly depict this location. As noted by Mr. Monk, the subject property is .21 acres in area, zoned D.R.3.5. The property is developed with an existing two story single family dwelling and the site is located within the Riderwood area, a long established residential community in central Baltimore County.

As Mr. Monk noted, the variance at issue relates to the existence of two storage sheds, which are, in fact, already on the property, and clearly shown in many of the photographs submitted. The sheds are identical to one another and are 8 ft. by 10 ft. in dimension. The sheds are situated towards the rear of the driveway which serves the dwelling and are located one behind another.

The BCZR requires that storage sheds, which fall within the classification of accessory structures, pursuant to Section 400, must be located within the rear yard. Variance relief is necessary pursuant to Section 307 of the BCZR for this requirement to be waived or modified. In support of the variance, Mr. Monk testified of several factors, which in his judgment, render the property unique and eligible for variance relief. Particularly, he observed that the lot is of an unusual configuration and shape as shown on the site plan. Moreover, he observed the existence of a flood plain which occupies a significant portion of the rear yard. The exact location and existence of this floodplain was the subject of significant testimony and evidence, including a letter with attachments from David L. Thomas, an professional engineer employed with the Baltimore County's Department of Public Works. Mr. Thomas' letter indicates that

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By

the existence of the floodplain is depicted on two different documents utilized by his department. Specifically, the floodplain is shown on the Federal Emergency Management Act Firm Map, Panel 240010-245E, dated November 17, 1993. A second study, the Roland Run Floodplain Study, also shows the area of the floodplain. Although acknowledged on both documents, the precise area of the floodplain is not identical on both sources. Particularly, the FEMA Firm Map shows that the entire rear yard of the subject property is within the floodplain, whereas the Roland Run floodplain shows that only the lower two-thirds of the rear yard are within the floodplain. Mr. Thomas' letter also opines that the Roland Run study is the more accurate source of information.

The location of the floodplain is significant. According to Mr. Monk, its presence prohibits placement of the storage sheds in the rear yard. Specifically, Mr. Monk testified that the sheds cannot be constructed within the floodplain area and that this condition mandates the side yard location of the sheds.

To a certain extent, Mr. Thomas' letter concurs with this assessment. Although acknowledging the exact limit of the floodplain is unclear, Mr. Thomas' letter opines that the sheds are better placed in the side yard location rather than the rear, "allowing them to be at a higher and, therefore, safer location."

The Protestants disagree. They would adopt the FEMA Firm Map description of the floodplain which shows that only a portion of the rear yard is within floodplain area. They also note that an enclosed porch has been constructed to the rear of the house and may be within the floodplain area. As the Protestants observe, the Petitioners utilize and enjoy the porch structure located to the rear of the house, while claiming that the storage sheds cannot be located in that area. The Protestants believe

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that the sheds could be located immediately adjacent to the dwelling in the rear yard; out of the floodplain according to the Roland Run study.

Also testifying was Lynnallen Hughes, co-Petitioner. Mrs. Hughes is a school teacher by occupation and indicated that she has resided on the site with her husband and family for approximately 22 years. She indicated that the house has limited storage area, including no basement area or garage. She indicated that the rear porch was constructed in approximately 1990 and was built over a concrete slab patio which had been in place for many years. Her testimony was also significant in revealing the fact that one of the sheds at issue, the one located to the rear of the driveway, has been in its present location for 17 years and that the second shed was added approximately 3 years ago. She indicated that one of the sheds was used for storage of household items and lawn care equipment and that the other shed was utilized for her school materials. As a teacher for many years, she indicated that she had accumulated a number of materials used in conjunction with her classes and stored those items in the shed. Moreover, to the pointed question of whether one or both of the sheds could be moved to the rear yard, she responded that if relocation was required, one shed could be moved.

Also testifying was Robert Robey, a next door neighbor. Mr. Robey noted the existence of flooding in the rear of the property during rainy weather and opined that the variance relief should be granted. He also noted that construction of an additional concrete pad in the rear yard, to support relocation of the sheds, would create additional impervious surface and aggravate the flooding conditions.

James J. Nolan, Jr., the Chairman of the Thornleigh Improvement Association, testified in opposition to the request. He indicated that the matter was in litigation over restrictive covenants which are attached

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Date

By

9/24/96
M. J. Howard

to the Petitioners' property and contained within the Deed to this property in the Land Records of Baltimore County. He indicated that his organization does not oppose one shed in the side yard but believes that the second overcrowds the site and is inappropriate for the neighborhood.

As noted above, the variance process in Baltimore County is governed by Section 307 of the BCZR. That section has frequently be construed by the Appellate Courts of this State, most recently comprehensively discussed in Cromwell v. Ward, 102 Md. App. 691 (1995). As held in Cromwell, infra, the Petitioner must demonstrate that the property under consideration carries with it some unique characteristic which justifies variance relief. In this case, I find that this property is unique. Surely, the shape of the property is unusual and the site's taper in the rear reduces the area of the rear yard. More significant, however, is the location of the floodplain. This feature does, indeed, limit utilization of the rear yard and the placement of any structures therein. Whatever the exact boundaries of the flood plain, I concur with Mr. Thomas' comment that placing the sheds on higher ground is more appropriate.

Having determined that the property is unique, the attention is next turned to the other requirements of Section 307. Those requirements are: (1) that the Petitioner must demonstrate that a practical difficulty or unreasonable hardship would result if variance relief were denied and; (2), that the relief can be granted without detriment to the surrounding neighborhood. Turning, first, to the issue of detriment to the surrounding neighborhood, I find that there will be no detrimental effect if variance relief is granted. Although Mr. Nolan's testimony is understandable, I do not see, from a zoning perspective, a different impact associated with one shed then that which might be associated with two. The number of sheds, like their color and size, are subjective matters contingent on

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Date

By

individual whims and tastes. In this regard, the fact that the sheds have been on site for many years is also persuasive. I do not find that the sheds, where located, are detrimental to the neighborhood.

Last, consideration is given to the final standard; namely, whether the Petitioner would suffer a practical difficulty or unreasonable hardship if relief were denied. In this regard, it is to be noted that practical difficulty has been defined by the Appellate Courts of this State. (See e.g., Cromwell, infra, and McClellan v. Soley, 270 Md. 208 (1973). Practical difficulty is more than a showing that the Petitioner will be inconvenienced by a denial of the variance relief. There must be some urgent and compelling reason why a deviation from the statute should be allowed.

In this regard, Mrs. Hughes' candid testimony was dispositive in showing that there is no practical difficulty to the location of both sheds. Her answer that one shed could be relocated, if required, was convincing that a practical difficulty does not exist. Thus, although Mr. Monk's testimony was persuasive that the property is unique and that relief would not be detrimental to adjacent neighbors, I am not convinced that a practical difficulty is found to support both sheds.

Nonetheless, the Protestants do not object to the first shed and its existence there without impact for many years is significant. Moreover, some additional storage area is clearly necessary for the Petitioners, in view of the lack of storage space within the home.

For these reasons, I will grant, in part, and deny, in part, the Petition for Zoning Variance. I will permit the first shed, that structure located towards the rear of the driveway to remain where presently located. The second shed, that structure most recently built, towards the front of the driveway, must be relocated or removed. It can be situated

ORDER RECEIVED FOR FILING

Date

By

9/24/96

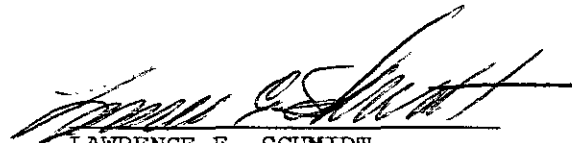
M. Monk

anywhere in the rear yard. Indeed, the more appropriate location may be adjacent to the house and the porch. Although the Petitioners claim that such a location might block windows in the rear of the house, the sheds are immediately adjacent to windows on the side of the house; so that argument is not credible. In any event, the second shed may be located anywhere the Petitioners deem appropriate in the rear yard, subject to compliance with County regulation and law.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted, in part, and denied, in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of September, 1996 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit two storage sheds to be situated in the side yard of the subject property, in lieu of the rear yard, be and is hereby GRANTED, in part, and DENIED, in part, all as more fully set forth above, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING
Date 9/26/96
By M. Horak

MICROFILMED

IN THE MATTER OF
THE APPLICATION OF
CHARLES M. HUGHES, ET UX
FOR ZONING VARIANCE ON
PROPERTY LOCATED ON THE SOUTH
SIDE JEFFERS ROAD, 145 FEET NE OF
CENTERLINE THORNTON ROAD
(1633 JEFFERS ROAD)
8TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 96-318-A
* * * * *

ORDER OF DISMISSAL

This matter comes to this Board on appeal from a decision of the Zoning Commissioner dated September 24, 1996 in which the Petition for Variance to permit two storage sheds to be situated in the side yard in lieu of the required rear yard was granted in part and denied in part.

WHEREAS, the Board is in receipt of a letter of withdrawal of appeal filed by Richard W. Drury, Esquire, Counsel for Mr. and Mrs. Charles Hughes, Appellants /Petitioners, dated April 16, 1997 and received April 21, 1997 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Appellants request that the appeal filed in this matter be dismissed as of April 16, 1997;

IT IS HEREBY ORDERED this 8th day of May, 1997 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert O. Schultz
C. Emanuel
Margaret W. Donnell

MICROFILMED

LAW OFFICES
McMULLEN, DRURY & PINDER, P.A.
300 ALLEGHENY AVENUE

ALEXANDER R. McMULLEN*
RICHARD W. DRURY
EDWARD T. PINDER
*ALSO ADMITTED IN PENNSYLVANIA

TOWSON, MARYLAND 21204-4287
PHONE (410) 337-8702
FAX (410) 337-8932

PATRICIA C. McMULLEN
OF COUNSEL
428 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21221
PHONE: (410) 687-7018
FAX: (410) 687-2854
623 EDMONDSON AVENUE
CATONSVILLE, MARYLAND 21228
PHONE (410) 747-1427

April 16, 1997

Kathleen C. Bianco, Legal Administrator
County Board of Appeals for Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

RE: In the Matter of Charles M. Hughes, et ux.
Case No.: 96-318-A

Dear Ms. Bianco:

This matter is scheduled for an evidentiary hearing on Tuesday, May 6, 1997 at 1:00 p.m. Mr. and Mrs. Hughes wish to dismiss the appeal at this time. I understand that upon receiving this letter you issue a notice of dismissal to all the interested parties. Thank you for your attention to this matter.

Very truly yours,


Richard W. Drury

RWD
encls.
cc: Mr. and Mrs. Charles Hughes

MICROFILMED

RECEIVED
COUNTY BOARD OF APPEALS
97 APR 21 AM 9:01

Dismissal



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

May 8, 1997

Richard W. Drury, Esquire
McMULLEN, DRURY & PINDER, P.A.
300 Allegheny Avenue
Towson, MD 21204-4287

RE: Case No. 96-318-A
Charles M. Hughes, et ux

Dear Mr. Drury:

Enclosed please find a copy of the Order of Dismissal issued
this date by the County Board of Appeals of Baltimore County
in the subject matter.

Very truly yours,

Kathleen C. Bianco for

Kathleen C. Bianco
Legal Administrator

encl.

cc: Mr. & Mrs. Charles M. Hughes
William Monk
R. Street Whiteford III
Joseph B. Smith
H. Chester Whitekettle
Mr. & Mrs. Harry DeMoss
Paul Sloane
James J. Nolan, Jr. /Spokesman
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt

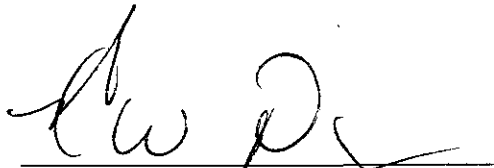
Marcia Sibley
William C. Dockmon
William Tawes, President
Thornleigh Imp. Assn.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

MICROFILMED

IN RE:	PETITION FOR ZONING VARIANCE	*	BEFORE THE
	S/S Jeffers Road, 145 ft. NE	*	ZONING COMMISSIONER
	of c/l Thornton Road	*	
	1633 Jeffers Road	*	OF BALTIMORE COUNTY
	8th Election District	*	
	4th Councilmanic District	*	Case No.: 96-318-A
	Charles M. Hughes, et ux	*	
	Petitioners	*	
*	*	*	*

APPEAL PETITION

Petitioners, Charles M. Hughes and Lynnallen Hughes, appeal the decision in case number 96-318-A, as to the denial in the finding that Petitioners would not suffer a practical difficulty or unreasonable hardship if the granting of relief was denied. The Petitioners pray that the legal and factual decision of the Zoning Commissioner, Lawrence E. Schmidt, be reversed and the relief sought, that both sheds be present on the side of the house be granted.


 Richard W. Drury
 McMullen, Drury & Pinder, P.A.
 300 Allegheny Avenue
 Towson, Maryland 21204
 (410) 337-8702
 Attorneys for Petitioners

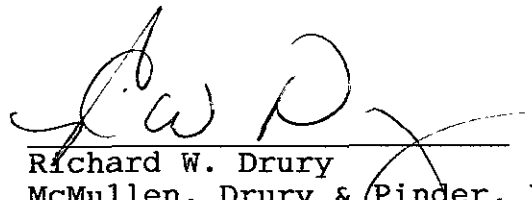
OCT 24 1996

MICROFILMED

IN RE:	PETITION FOR ZONING VARIANCE	*	BEFORE THE
	S/S Jeffers Road, 145 ft. NE		
	of c/l Thornton Road	*	ZONING COMMISSIONER
	1633 Jeffers Road		
	8th Election District	*	OF BALTIMORE COUNTY
	4th Councilmanic District		
	Charles M. Hughes, et ux	*	Case No.: 96-318-A
	Petitioners		
*	*	*	*
*	*	*	*
*	*	*	*
*	*	*	*
*	*	*	*
*	*	*	*
*	*	*	*

CERTIFICATE OF SERVICE

I hereby certify that on October 24, 1996, copies of the foregoing Appeal Petition were sent first class postage prepaid to: Mr. William Monk, 222 Bosley Avenue, Towson, Maryland 21204, Mr. R. Street Whiteford III, 8307 Allston Road, Towson, Maryland 21204, Mr. Joseph B. Smith, 1607 Landon Road, Towson, Maryland 21204, Mr. H. Chester Whitekettle, 1609 Templeton Road, Towson, Maryland, 21204, Mr. and Mrs. Harry DeMoss, 1616 Landon Road, Towson, Maryland 21204, Mr. Paul Sloane, 1614 Landon Road, Towson, Maryland 21204, Ms. Marcia Sibley, 1610 Templeton Road, Towson, Maryland 21204, Mr. William C. Dockmon, 8205 Yarborough Road, Towson, Maryland 21204, Mr. William Tawes, President, Thornleigh Improv. Assoc. 8306 Alston Road, Towson, Maryland 21204.


 Richard W. Drury
 McMullen, Drury & Pinder, P.A.
 300 Allegheny Avenue
 Towson, Maryland 21204
 (410) 337-8702
 Attorneys for Petitioners

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 23, 1996

Richard W. Drury, Esquire
300 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 96-318-A
Petitions for Zoning Variances
Property: 1633 Jeffers Road
Charles M. Hughes, et ux, Petitioners

Dear Mr. Drury:

Enclosed please find the decision rendered in the above captioned cases. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. William Monk, 222 Bosley Avenue, Towson, Maryland 21204
c: Mr. R. Street Whiteford III, 8307 Alston Road, Towson, Md. 21204
c: Mr. Joseph B. Smith, 1607 Landon Road, 21204
Mr. H. Chester Whitekettle, 1609 Templeton Road, 21204
Mr. and Mrs. Harry DeMoss, 1616 Landon Road, 21204
Mr. Paul Sloane, 1614 Landon Road, 21204
Ms. Marcia Sibley, 1610 Templeton Road, 21204
Mr. William C. Dockmon, 8205 Yarborough Road, 21204
Mr. William Tawes, President, Thornleigh Improv. Assoc. 8306 Alston Road, Towson, Maryland 21204

MICROFILMED

RE: PETITION FOR VARIANCE
1633 Jeffers Road, S/S Jeffers Rd, 145'
NE of c/l Thornton Road, 8th
Election District, 4th Councilmanic

Charles M. and Lynnaillen Hughes
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-318-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Richard W. Drury, Esquire, 300 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1633 JEFFERS ROAD

96-318-A

which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit two (2) storage sheds to be situated in the side yard in lieu of the rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

The entire rear yard is located within the One Hundred (100) year Flood Plain

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

Charles M. Hughes
(Type or Print Name)

Signature

Signature

Address

Glynnallen Hughes
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

Richard W. Drury
(Type or Print Name)

1633 Jeffers Road (410) 296-1934
Address Phone No

Signature

Baltimore, Maryland 21204
City State Zipcode

Name Address and phone number of representative to be contacted

300 Allegheny Ave. (410) 337-8702
Address Phone No

Towson, Maryland 21204
City State Zipcode

WILLIAM MONIK
Name
222 Bosley Ave 494-8931
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY DATE

**DROP-OFF
No REVIEW**

2/22/96
UCR



Printed with Soybean Ink
on Recycled Paper



MICROFILMED

ZONING DESCRIPTION FOR 1633 JEFFERS ROAD.

96-318-A

Beginning at a point on the south side of Jeffers Road, which is 50 feet wide at the distance of 145 feet east of the centerline of the nearest improved intersecting street, Thornton Road, which is 60 feet wide.

Being Lot No. 10, Block P, Section No. 1 in the subdivision of Thornleigh as recorded in Baltimore County Plat Book No. 23, Folio No. 27, containing 9,300 square feet.

Also known as 1633 Jeffers Road and located in the Eighth Election District, Fourth Councilmanic District.

96-318A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting 3/13/96
Posted for: VARIANCE
Petitioner: CHARLES M. HUGHES & LYNNALLEN HUGHES
Location of property: 1033 JEFFERS ROAD

Location of Signs: FRONT LAWN

Remarks: _____
Posted by: Cavan J. Heh Date of return: _____
Number of Signs: 1



MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #86-318-A
(Item 318)

1633 Jeffers Road
S/S Jeffers Road, 145' NE of
21 Thornton Road
8th Election District
4th Councilmanic

Legal Owner(s):

Charles M. Hughes and Lyn-

allen Hughes

Variance: to permit two stor-

age sheds to be situated in the

side yard in lieu of the rear

yard.

Hearing: Wednesday, April 3,

1986 at 2:00 p.m. in Rm. 108,

County Office Building.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible; for

special accommodations

Please Call 887-3353.

(2) For information concern-

ing the File and/or Hearing,

Please Call 887-3351.

3/11/86 March 14 037120

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1986.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

DROP-OFF — NO REVIEW

ITEM #319

DATE 2/22/96

ACCOUNT 001-6150

96-318-A

AMOUNT \$ 85.00 (WCR)

RECEIVED
FROM:

McMullen, Drury & Pinder

#010 - VARIANCE

#080 - SIGN POSTING

FOR:

1633 Jeffers Road

BLADENHURST, MD 21763

\$85.00

MICROFILMED

SH 0011:29AM02-22-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Case No. 96-318-A

CHARLES M. HUGHES, ET UX - Petitioner

S/s Jeffers Road, 145' NE of c/l Thornton
Road (1633 Jeffers Road)

8th Election District

Appealed: 10/24/96

(see vicinity map attached)

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020033

DATE 10/25/96 ACCOUNT R-001-6150

AMOUNT \$ 210.00

RECEIVED FROM: McMullen, Davy & Pinder, P.A.

FOR: Appeal # 96-318-A

01400#0104MICRO

\$210.00

DA 0007-59410 22 96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

RUE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020033

DATE 10/25/96 ACCOUNT R-001-6150

AMOUNT \$ 210.00

RECEIVED FROM: McMullen, Davy & Pinder, P.A.

FOR: Appeal # 96-318-A

MICROFILMED

00400#0104MICRO

\$210.00

DA 0007-59410 22 96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

RUE

CERTIFICATE OF POSTING

RE: Case No.: 96-318 A

Petitioner/Developer: _____

Date of Hearing/Closing: _____

Baltimore County ~~_____~~
~~_____~~
~~_____~~
~~_____~~
111 West Chesapeake Avenue
~~Towson, MD 21204~~

BOARD OF APPEALS

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

1633 Jeffers Rd

The sign(s) were posted on _____

12/20/96

(Month, Day, Year)

Sincerely,

[Signature]

(Signature of Sign Poster and Date)

G M Bennett

(Printed Name)

Code Inspection

(Address)

(City, State, Zip Code)

(Telephone Number)

TO: PUTUMENT PUBLISHING COMPANY

March 14, 1996 Issue - Jeffersonian

Please forward billing to:

Richard W. Drury, Esq.
300 Allegheny Avenue
Towson, MD 21204
337-8702

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-318-A (Item 319)
1633 Jeffers Road
S/S Jeffers Road, 145' NE of c/l Thornton Road
8th Election District - 4th Councilmanic
Legal Owner: Charles M. Hughes and Lynnallen Hughes

Variance to permit two storage sheds to be situated in the side yard in lieu of the rear yard.

HEARING: WEDNESDAY, APRIL 3, 1996 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-318-A (Item 319)
1633 Jeffers Road
S/S Jeffers Road, 145' NE of c/l Thornton Road
8th Election District - 4th Councilmanic
Legal Owner: Charles M. Hughes and Lynnallen Hughes

Variance to permit two storage sheds to be situated in the side yard in lieu of the rear yard.

HEARING: WEDNESDAY, APRIL 3, 1996 at 2:00 p.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Charles and Lynnallen Hughes
Richard W. Drury, Esq.
William Monk

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 28, 1996

Mr. and Mrs. Charles M. Hughes
1633 Jeffers Road
Baltimore, MD 21204

RE: Item No.: 319
Case No.: 96-318-A
Petitioner: C. M. Hughes, et ux

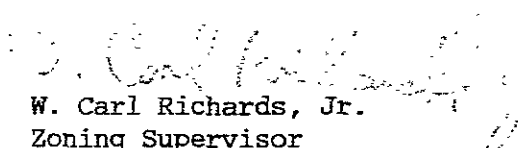
Dear Mr. and Mrs. Hughes:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



3/18/96
f

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
PDM

DATE: March 13, 1996

FROM: Robert A. Wirth *RAW/RRS*
Permits and Development Review
DEPRM

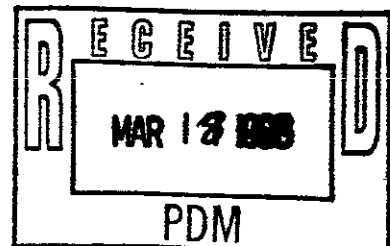
SUBJECT: Zoning Advisory Committee
Meeting of: March 4, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 316
317
318
319
322
323
324 *4*

RAW:sp

MTG/DEPRM/TXTSBP



MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 11, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 1996
Items 316, 317, 318, (319), 320, 321, 322

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 06, 1996

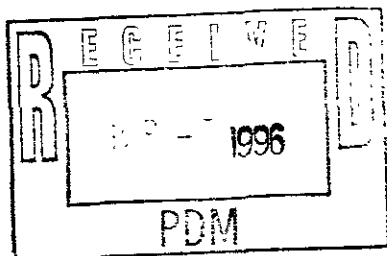
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 316, 317, 319 AND 322.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: March 7, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 316, 317, (319) 321, 322, 325, 327, 329, 330, and 333 4

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-1-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 319 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 29, 1996

Mr. R. Street Whiteford, III
8307 Alston Road
Towson, MD 21204

RE: Petition for Zoning
Variance
S/S Jeffers Road, 145 ft.
NE of c/l Thornton Road
(1633 Jeffers Road)
8th Election District
4th Councilmanic District
Charles M. Hughes, et ux
- Petitioner
Case No. 96-318-A

Dear Mr. Whiteford:

Please be advised that an appeal of the above-referenced case was filed in this office on October 24, 1996 by Richard W. Drury, Esquire on behalf of Charles M. Hughes and Lynnallen Hughes. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call 887-3180.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
Director

AJ:rye

c: Mr. Joseph B. Smith
Mr. H. Chester Whitekettle
Mr. and Mrs. Harry DeMoss
Mr. Paul Sloane
Ms. Marcia Sibley
Mr. William C. Dockmon
Mr. William Tawes
People's Counsel

MICROFILMED



APPEAL

Petition for Zoning Variance
S/S Jeffers Road, 145 ft. NE of c/l Thornton Road
(1633 Jeffers Road)
8th Election District - 4th Councilmanic District
Charles M. Hughes, et ux - Petitioners
Case No. 96-318-A

Petition for Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Advisory Committee Comments

Petitioners and Citizens Sign-In Sheets

Petitioners' Exhibits:

- 1 - Photographic Map
- 2-2A - Two Photographs
- 3 - Plat to Accompany Petition for Zoning Variance and Two Photographs
- 4 - Flood Insurance Rate Map
- 5 - Stream Plan and Profile
- 6 - Two Photographs
- 7 - Letter from David L. Thomas, P.E. to William Monk dated March 22, 1996
- 8 - Two Photographs
- 9 - Two Photographs
- 10 - Petition of Support Signed by One Hundred Eighteen People
- 11A-11B - Two Affidavits
- 12 - Two Photographs and One Affidavit
- 13B - One Photograph
- 14A-14B - Two Photographs

Protestants' Exhibits:

- 1 - Plat to Accompany Petition for Zoning Variance
- 2 - Two Photographs

Nine Affidavits

Three Miscellaneous Correspondences

Zoning Commissioner's Order dated September 24, 1996 (Granted in Part, Denied in Part)

Notice of Appeal received on October 24, 1996 from Richard W. Drury, Esquire on behalf of Charles M. Hughes and Lynnallen Hughes

c: Richard W. Drury, Esquire, 300 Allegheny Avenue, Towson, MD 21204
Mr. and Mrs. Charles Hughes, 1633 Jeffers Road, Baltimore, MD 21204
Mr. William Monk, 222 Bosley Avenue, Towson, MD 21204
Mr. R. Street Whiteford, III, 8307 Alston Road, Towson, MD 21204
Mr. Joseph B. Smith, 1607 Landon Road, Towson, MD 21204
Mr. H. Chester Whitekettle, 1609 Templeton Road, Towson, MD 21204
Mr. and Mrs. Harry DeMoss, 1616 Landon Road, Towson, MD 21204
Mr. Paul Sloane, 1614, Landon Road, Towson, MD 21204
Ms. Marcia Sibley, 1610 Templeton Road, Towson, MD 21204
Mr. William C. Dockmon, 8205 Yarborough Road, Towson, MD 21204
Mr. William Tawes, President, Thornleigh Improvement Association, 8306 Alston Road, Towson, MD 21204
People's Counsel of Baltimore County, M.S. 2010

Request Notification: Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

MICROFILMED

Case No. 96-318-A

VAR -To permit two storage sheds to be situated in the side yard in lieu of required rear yard.

9/24/96 -Zoning Commissioner's Order in which Petitioners' request was granted in part (as to shed located towards rear of driveway); denied in part (as to relocation of shed most recently built)

3/17/97 -Notice of Assignment for hearing scheduled for Tuesday, May 6, 1997 at 1:00 p.m. sent to to following:

Richard W. Drury, Esquire
Mr. & Mrs. Charles Hughes
William Monk /Land Use Consultant
R. Street Whiteford III
Joseph B. Smith
H. Chester Whitekettle
Mr. & Mrs. Harry DeMoss
Paul Sloane
Marcia Sibley
William C. Dockmon
William Tawes, President
Thornleigh Imp. Assn.
James J. Nolan, Jr. /Spokesman
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt

Arnold Jablon, Director /PDM
Virginia W. Barnhart, Co Atty

*4/21/97 w/D by Appellants/Petitioners
to be dismissed.*

MICROFILMED

96-1380



Baltimore County
Department of Public Works

3/25/96
f

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3300
Fax: (410) 887-3406

March 22, 1996

William Monk, Inc.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, MD 21204

Attn: Bill Monk

Subject: 1633 Jeffers Road
Zoning Case No. 96-318A (Item 319)

Dear Mr. Monk:

As requested in our phone conversation of March 20, 1996, and your follow-up fax, our office has investigated the floodplain boundary on the subject property and our findings are as follows:

Most of the lot including the area of the house and the entire rear yard are within the Zone "A" 100-year floodplain as shown on FEMA FIRM Map panel 240010-245E dated November 17, 1993. The Roland Run flood plain study shows only the lower two-thirds of the rear yard within the 100-year floodplain. Our office is of the opinion that the Roland Run study is the more accurate source of information, indicating the smaller area of floodplain.

It is our understanding that the purpose of this zoning case is to determine whether two proposed 8'x10' sheds are to be allowed at this site. Since there is some uncertainty as to the exact limit of the floodplain, our recommendation would be to place the sheds, if allowed at all, in the side yard location rather than the rear, allowing them to be at a higher and therefore safer location.

In any event, all applicable provisions of Bill 173-93 for permits and construction in the floodplain must be observed. If there are questions, please feel free to call at 887-3984.

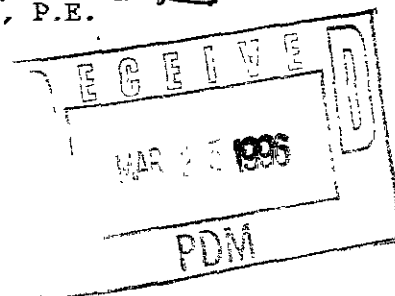
Sincerely,

David L. Thomas
David L. Thomas, P.E.

Attachments: Portion of Roland Run Flood Study map
Portion of FIRM map panel 245E

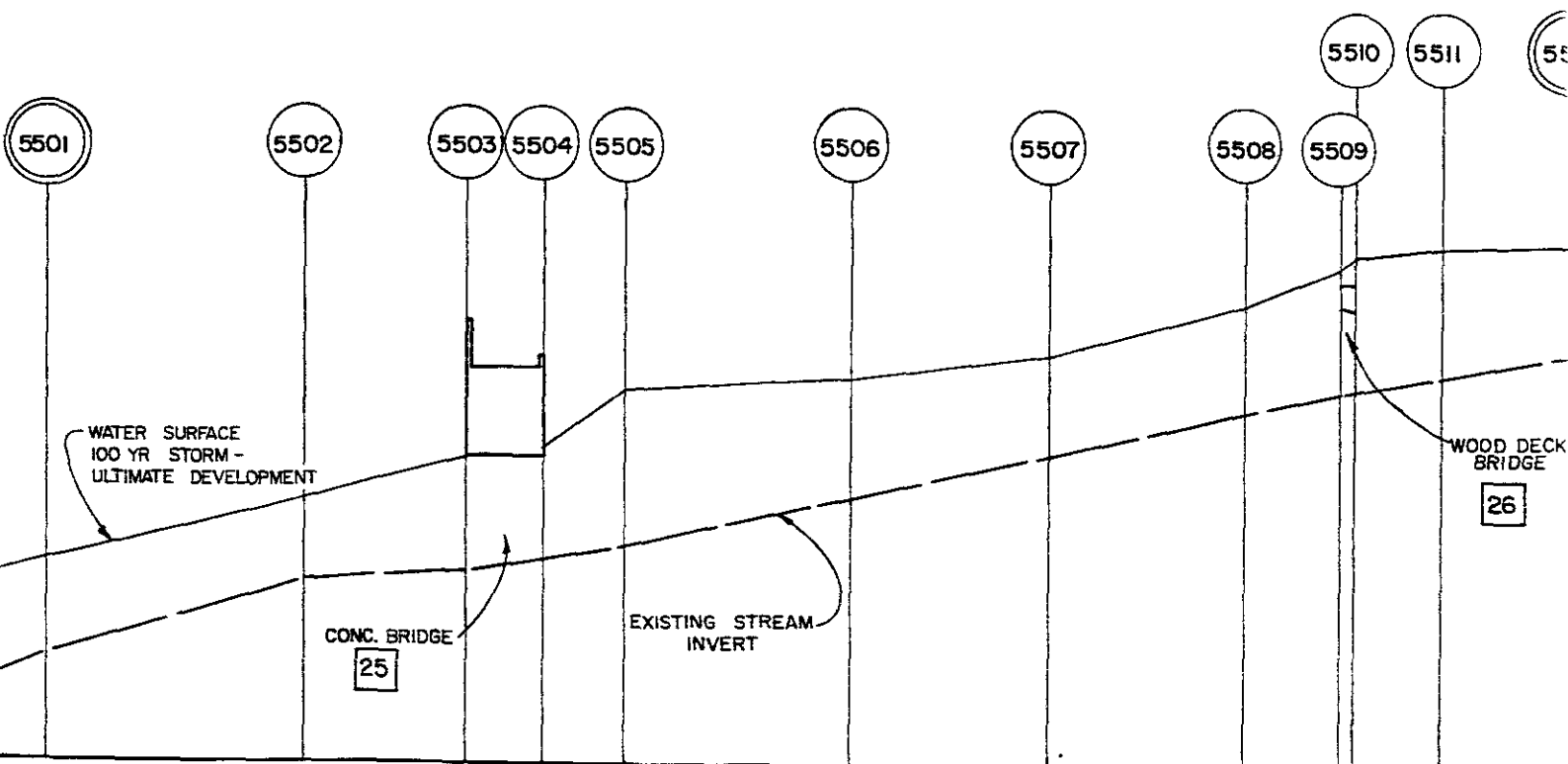
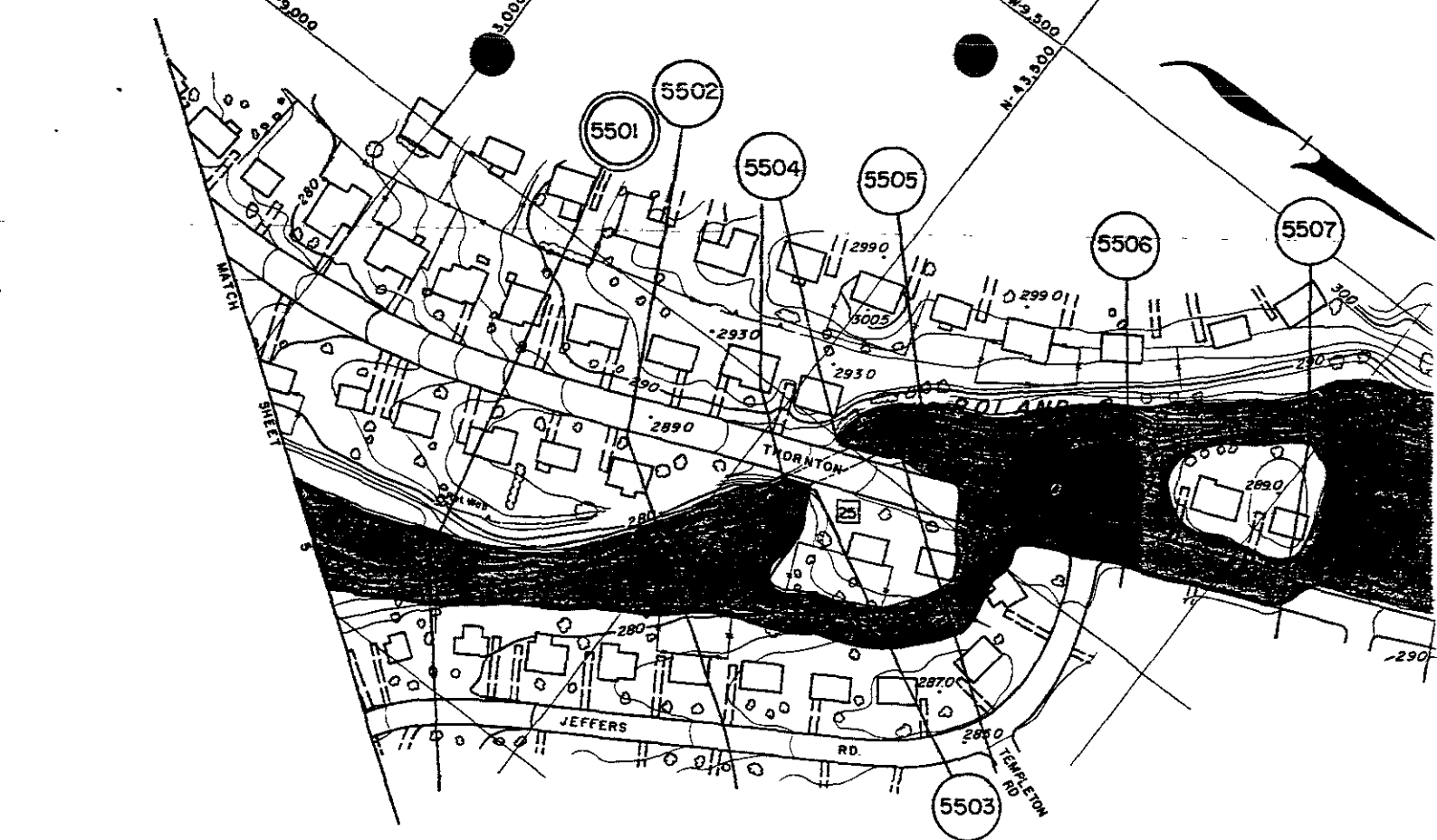
DLT/s

cc: Zoning Review Section, attn: Carl Richards ✓
Zoning Commissioner's Office



MICROFILMED





URDUM & JESCHKE
CONSULTING ENGINEERS
LAND SURVEYORS

- 100 YEAR FLOOD
- CROSS SECTION
- 47 CROSS SECTION NUMBER

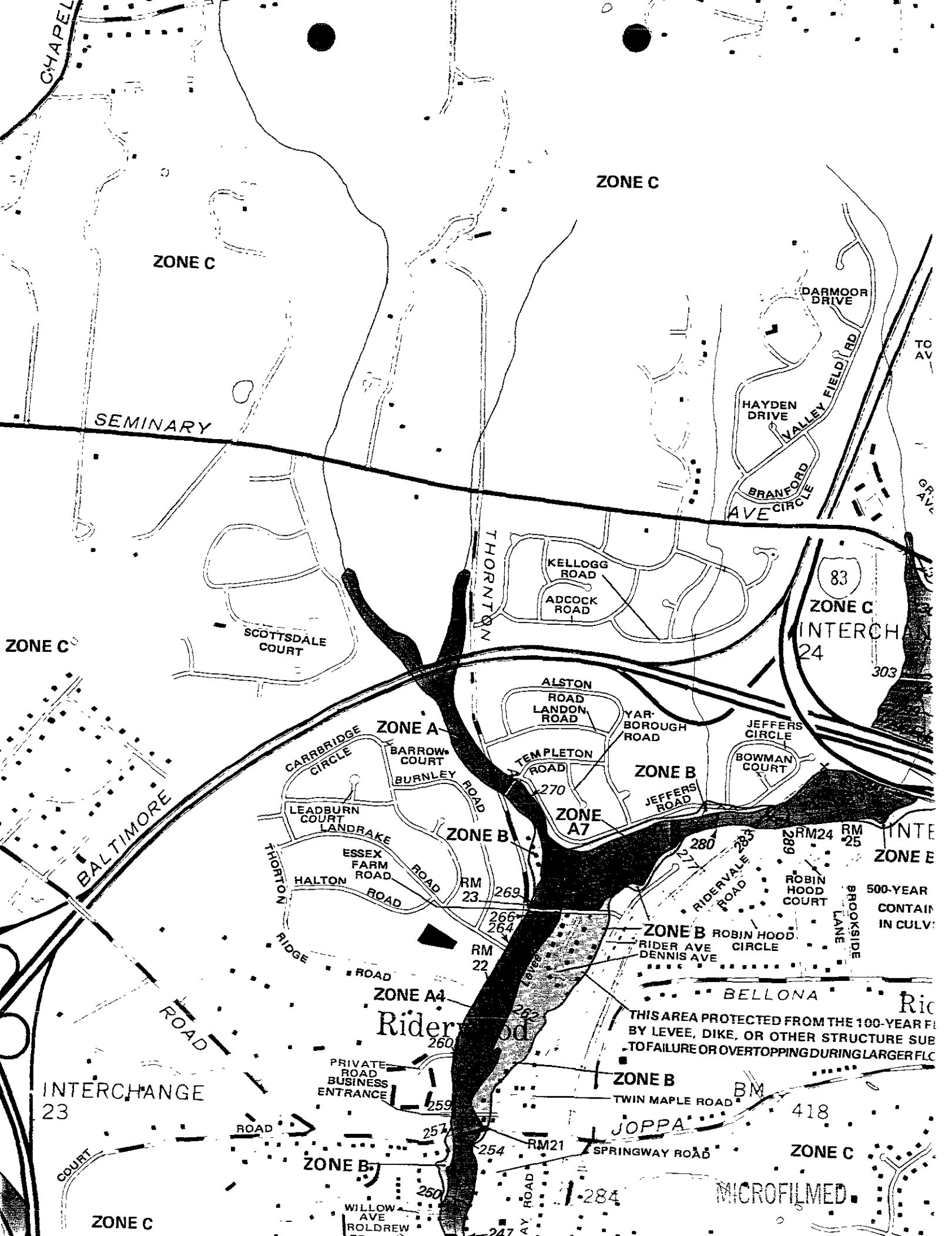
- LEGEND
- 36 CROSS SECTION WHERE STREAM FLOW HAS CHANGED (TR-20 REACH SECTION)
 - 3 STRUCTURE NUMBER

1ST FL. ABOVE FLOOD EL.
 1ST FL. BELOW FLOOD EL.

PLAN AND PROFILE HORIZONTAL SCALE IN FEET

0 50 100 200 300

MICROFILMED



ZONE C

ZONE C

SEMINARY

DARMOOR DRIVE

HAYDEN DRIVE

BRANFORD AVE CIRCLE

83

ZONE C INTERCHANGE 24

303

ZONE C

SCOTTSDALE COURT

THORNTON

KELLOGG ROAD

ADCOCK ROAD

ALSTON ROAD

LANDON ROAD

YARBOROUGH ROAD

JEFFERS CIRCLE

BOWMAN COURT

ZONE A

CARRBRIDGE CIRCLE

BARROW COURT

BURNLEY ROAD

TEMPLETON ROAD

270

ZONE B

ZONE A7

JEFFERS ROAD

LEADBURN COURT

LANDRAKE ROAD

ESSEX FARM ROAD

HALTON ROAD

ZONE B

269

266

264

262

260

259

257

254

250

247

280

277

273

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267

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275

272

269

266

263

260

257

254

INTERCHANGE 23

ZONE C

ZONE B

PRIVATE ROAD BUSINESS ENTRANCE

ZONE A4

Rider Road

ZONE B

TWIN MAPLE ROAD

JOPPA

SPRINGWAY ROAD

ZONE C

MICROFILMED

THIS AREA PROTECTED FROM THE 100-YEAR FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOOD

500-YEAR CONTAIN IN CULV

INTER ZONE E

JEFFERS ROAD

INTER

303

83

VALLEY FIELD RD

BRANFORD AVE CIRCLE

HAYDEN DRIVE

DARMOOR DRIVE

ZONE C

ZONE C

ZONE C

ZONE C

ZONE C



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt
Zoning Commissioner

DATE: February 23, 1996

FROM: James H. Thompson - TF
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 319
PETITIONER: Charles M. Hughes and Lynn Allen W. Hughes
Tenants By Entireties

VIOLATION CASE NO.: C-96-0429
96-85 (Citation)

LOCATION OF VIOLATION: 1633 Jeffers Road
Baltimore, Maryland 21204-1934
8th Election District

DEFENDANTS: Charles M. Hughes and Lynn Allen W. Hughes
Tenants By Entireties
1633 Jeffers Road
Baltimore, Maryland 21204-1934

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

<u>NAME</u>	<u>ADDRESS</u>
H. Patrick Stringer, Jr. Esq. Mudd, Harrison & Burch	105 W. Chesapeake Avenue 300 Jefferson Building Towson, Maryland 21204

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/TF/hek

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 4, 1996

Richard W. Drury, Esquire
300 Allegheny Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #319)
1633 Jeffers Road
8th Election District

Dear Mr. Drury:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

Three property descriptions are required for the filing. Only one was submitted.

Advisory: It is not clear from the flood maps available to this office that only the rear yard of this property is located in flood zone "A", as the petitioner asserts. An Elevation Certificate and other safeguards may be required at the time of building permit application.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

Joseph C. Merrey
Planner I
Zoning Review

Zoning Descriptions
SUBMITTED 3/14/96

JCM:scj

c: Zoning Commissioner

REPROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 3, 1997
Permits & Development Management

FROM: Charlotte E. Radcliffe *CR*
County Board of Appeals

SUBJECT: Closed File: Case No. 96-318-A
CHARLES M. HUGHES, ET UX
8th E; 4th C

As no further appeals have been taken in the above captioned case, which was dismissed by order dated May 8, 1997, we are hereby closing the file and returning same to you herewith.

Attachment (Case File No. 96-318-A)

MICROFILMED

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF ANN SCHNEIDER

1. I, Ann Schneider, am 18 years of age or older and competent to testify.

2. I am the owner, jointly with my husband Edward Schneider, of the property located at 1613 Templeton Road, Baltimore County, Maryland.

3. I reside at 1613 Templeton Road, Baltimore County, Maryland and have lived there for over 30 years.

4. 1613 Templeton Road is approximately 250 feet from the property at 1633 Jeffers Road, Baltimore County, Maryland.

5. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.


Ann Schneider

STATE OF MARYLAND :

COUNTY OF MONTGOMERY :

TO WIT:

I HEREBY CERTIFY that on this 28th day of March, 1996, Ann Schneider personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of her knowledge.

Witness my hand and notarial seal.


NOTARY PUBLIC

My Commission Expires: 8/1/97

MICROFILMED

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF JANE AUD

1. I, Jane Aud, am 18 years of age or older and competent to testify.

2. I am the owner, jointly with my husband Frank Aud, of the property located at 1624 Jeffers Road, Baltimore County, Maryland.

3. I reside at 1624 Jeffers Road, Baltimore County, Maryland and have lived there for 8 years.

4. 1624 Jeffers Road is approximately 120 feet from the property at 1633 Jeffers Road, Baltimore County, Maryland.

5. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Jane Aud
Jane Aud

STATE OF Maryland:

COUNTY OF Baltimore:

TO WIT:

I HEREBY CERTIFY that on this 2nd day of April, 1996, Jane Aud personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of her knowledge.

Witness my hand and notarial seal.

Thomas N. Mitchell
NOTARY PUBLIC

My Commission Expires: 2-2-98

MICROFILMED

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF IRMA WOODLAND

1. I, Irma Woodland, am 18 years of age or older and competent to testify.
2. I am the owner, jointly with my husband John Woodland, of the property located at 1615 Templeton Road, Baltimore County, Maryland.
3. I reside at 1615 Templeton Road, Baltimore County, Maryland and have lived there for over 30 years.
4. 1613 Templeton Road is approximately 100 feet from the property at 1633 Jeffers Road, Baltimore County, Maryland.
5. The two sheds in the side yard of 1633 Jeffers Road are visible to me from my property at 1618 Templeton Road.
6. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Irma Woodland
Irma Woodland

STATE OF Maryland :

COUNTY OF Baltimore :

TO WIT:

I HEREBY CERTIFY that on this 2nd day of April, 1996, Irma Woodland personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of her knowledge.

Witness my hand and notarial seal.

Thomas N. Mitchell
NOTARY PUBLIC

My Commission Expires: 2-2-98

MICROFILMED

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF DENNIS MADONI

1. I, Dennis Madoni, am 18 years of age or older and competent to testify.
2. I am the owner, jointly with my wife, of the property located at 1618 Templeton Road, Baltimore County, Maryland.
3. I reside at 1618 Templeton Road, Baltimore County, Maryland and have lived there for 8 years.
4. 1618 Templeton Road is approximately 150 feet from the property at 1633 Jeffers Road, Baltimore County, Maryland.
5. The two sheds in the side yard of 1633 Jeffers Road are visible to me from my property at 1618 Templeton Road.
6. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.


Dennis Madoni

STATE OF Maryland :
COUNTY OF Baltimore :

TO WIT:

I HEREBY CERTIFY that on this 31st day of March, 1996. Dennis Madoni personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of his knowledge.

Witness my hand and notarial seal.


NOTARY PUBLIC Thomas N. Mitchell

My Commission Expires: 2-2-98

MICROFILMED

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF SUE BRACKEN

1. I, Sue Bracken, am 18 years of age or older and competent to testify.
2. I am the owner of the property located at 1632 Jeffers Road, Baltimore County, Maryland.
3. I reside at 1632 Jeffers Road, Baltimore County, Maryland and have lived there for over 1 and 1/2 years.
4. 1632 Jeffers Road is approximately 100 feet from the property at 1633 Jeffers Road, Baltimore County, Maryland.
5. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Sue Bracken
Sue Bracken

STATE OF Maryland :

COUNTY OF Baltimore :

TO WIT:

I HEREBY CERTIFY that on this 31st day of March, 1996, Sue Bracken personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of her knowledge.

Witness my hand and notarial seal.

Thomas N. Mitchell Thomas N. Mitchell
NOTARY PUBLIC

My Commission Expires: 2-2-98

MICROFILMED

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF LUCIANNE LEGALUPPI

1. I, Lucianne Legaluppi, am 18 years of age or older and competent to testify.
2. I am the owner of the property located at 8301 Thornton Road, Baltimore County, Maryland.
3. I reside at 8301 Thornton Road, Baltimore County, Maryland and have lived there for over 24 years.
4. 8301 Thornton Road is approximately 150 feet from the property at 1633 Jeffers Road, Baltimore County, Maryland.
5. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Lucianne Legaluppi
Lucianne Legaluppi

STATE OF Maryland :

COUNTY OF Baltimore :

TO WIT:

I HEREBY CERTIFY that on this 31st day of March, 1996, Lucianne Legaluppi personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of her knowledge.

Witness my hand and notarial seal.

Thomas W. White Thomas W. White
NOTARY PUBLIC

My Commission Expires: 2-2-98

MICROFILMED

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF FRANK AUD

1. I, Frank Aud, am 18 years of age or older and competent to testify.

2. I am the owner, jointly with my wife Jane Aud, of the property located at 1624 Jeffers Road, Baltimore County, Maryland.

3. I reside at 1624 Jeffers Road, Baltimore County, Maryland and have lived there for 15 years.

4. 1624 Jeffers Road is approximately 120 feet from the property at 1633 Jeffers Road, Baltimore County, Maryland.

5. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.


Frank Aud

STATE OF Maryland :

COUNTY OF Baltimore :

TO WIT:

I HEREBY CERTIFY that on this 31st day of March, 1996, Frank Aud personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of his knowledge.

Witness my hand and notarial seal.

 Thomas N. Mitchell
NOTARY PUBLIC

My Commission Expires: 2-2-98

MICROFILMED

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF MADONI

1. I, Ann Schneider, am 18 years of age or older and competent to testify.
2. I am the owner, jointly with my husband Dennis Madoni, of the property located at 1618 Templeton Road, Baltimore County, Maryland.
3. I reside at 1618 Templeton Road, Baltimore County, Maryland and have lived there for 8 years.
4. 1613 Templeton Road is approximately 150 feet from the property at 1633 Jeffers Road, Baltimore County, Maryland.
5. The two sheds in the side yard of 1633 Jeffers Road are visible to me from my property at 1618 Templeton Road.
6. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Karen Madoni
Madoni

STATE OF Maryland :
COUNTY OF Baltimore :

TO WIT:

I HEREBY CERTIFY that on this 31st day of March, 1996, Madoni personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of her knowledge.

Witness my hand and notarial seal.

Thomas N. Mitchell
NOTARY PUBLIC

My Commission Expires: 2-2-98

MICROFILMED

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF JOHN WOODLAND

1. I, John Woodland, am 18 years of age or older and competent to testify.

2. I am the owner, jointly with my wife Irma Woodland, of the property located at 1615 Templeton Road, Baltimore County, Maryland.

3. I reside at 1615 Templeton Road, Baltimore County, Maryland and have lived there for over 30 years.

4. 1615 Templeton Road is approximately 100 feet from the property at 1633 Jeffers Road, Baltimore County, Maryland.

5. The two sheds in the side yard of 1633 Jeffers Road are visible to me from my property at 1618 Templeton Road.

6. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

John Woodland
John Woodland

STATE OF _____:

COUNTY OF _____:

TO WIT:

I HEREBY CERTIFY that on this _____ day of _____, 19____, John Woodland personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of his knowledge.

Witness my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires: _____

MICROFILMED

96-845
319
2/21/96
8
wch

LAW OFFICES
McMULLEN & DRURY, P.A.
300 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204-4287
(410) 337-8702
FAX: (410) 337-8702

February 21, 1996

Zoning Commissioner of Baltimore, County
111 West Chesapeake Ave.
Towson, MD 21204

RE: 1633 Jeffers Road
Violation #: 96-85

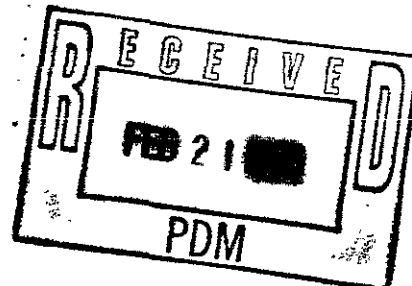
Dear Madame or Sir:

There is an outstanding zoning violation on this property,
violation number: 96-85 (shed in side yard). This Petition has not
been previously reviewed at the time of the filing of this submittal.

Very truly yours,

[Signature]
Richard W. Drury

RWD:dz



MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

✓ R. STREET WHITEFORD III

8307 ALSTON RD

TOWSON, MD 21204

Carol C. WHITEFORD

8307 ALSTON RD

TOWSON, MD 21204

CHARLES M. HUGHES

1633 JEFFERS RD

TOWSON, MD. 21204

Lynnallen W. Hughes

1633 Jeffers Rd. #21204

Gertrude Z. Walker

1633 Jeffers Rd. #21204

G. Michael F. Hughes

1633 JEFFERS RD TOWSON, MD 21204

Beth Robey

8223 Thornton Road 21204

Robert D. Robey

8223 Thornton Rd, Towson, MD

Richard S. Frank

8221 Thornton Rd, Towson, Md. 21204

Hugh L. FISCHER

8211 ALSTON RD. 21204

Kathy Panagatos

108 Kenilworth Park Dr. Balt, Md. 21204

WILLIAM MONK

222 BOSLEY AVE

RICHARD DRURY ESQ.

300 AUEGHEWY AVIS



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME _____

ADDRESS

JOSEPH B. SMITH ✓

1637 LONDON RD 21104

JAMES J. NOLAN JR

1610 Landon Rd 21204

H. Chester Whitekettle ✓

1609 Templeton Rd 21204

Janet Whitekettle

1604 Templeton Road 21204

HARRIS DE MOSS ✓

1656 LANDON Bld 21204

PAUL SLOANE ✓

1614 LONDON RD 21204

RUTH SLOANE

1614 LONDON RD 21204

MARCIA Sibley ✓

1610 Templeton Rd-21204

VIRGINIA J. DeMoss

1616 LANDON RD. 21204

William C Dockmon ✓

8205 Harborouge Rd. Towson 21204

WILLIAM TAWES

8306 ALSTON RD 21204

(PRESIDENT, THORNLEIGH
IMPROVEMENT ASSOC.)

REF FILMED



Baltimore County
Department of Public Works

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3300
Fax: (410) 887-3406

March 22, 1996

William Monk, Inc.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, MD 21204

Attn: Bill Monk

Subject: 1633 Jeffers Road
Zoning Case No. 96-318A (Item 319)

Dear Mr. Monk:

As requested in our phone conversation of March 20, 1996, and your follow-up fax, our office has investigated the floodplain boundary on the subject property and our findings are as follows:

Most of the lot including the area of the house and the entire rear yard are within the Zone "A" 100-year floodplain as shown on FEMA FIRM Map panel 240010-245E dated November 17, 1993. The Roland Run flood plain study shows only the lower two-thirds of the rear yard within the 100-year floodplain. Our office is of the opinion that the Roland Run study is the more accurate source of information, indicating the smaller area of floodplain.

It is our understanding that the purpose of this zoning case is to determine whether two proposed 8'x10' sheds are to be allowed at this site. Since there is some uncertainty as to the exact limit of the floodplain, our recommendation would be to place the sheds, if allowed at all, in the side yard location rather than the rear, allowing them to be at a higher and therefore safer location.

In any event, all applicable provisions of Bill 173-93 for permits and construction in the floodplain must be observed. If there are questions, please feel free to call at 887-3984.

Sincerely,

David L. Thomas
David L. Thomas, P.E.

Attachments: Portion of Roland Run Flood Study map
Portion of FIRM map panel 245E

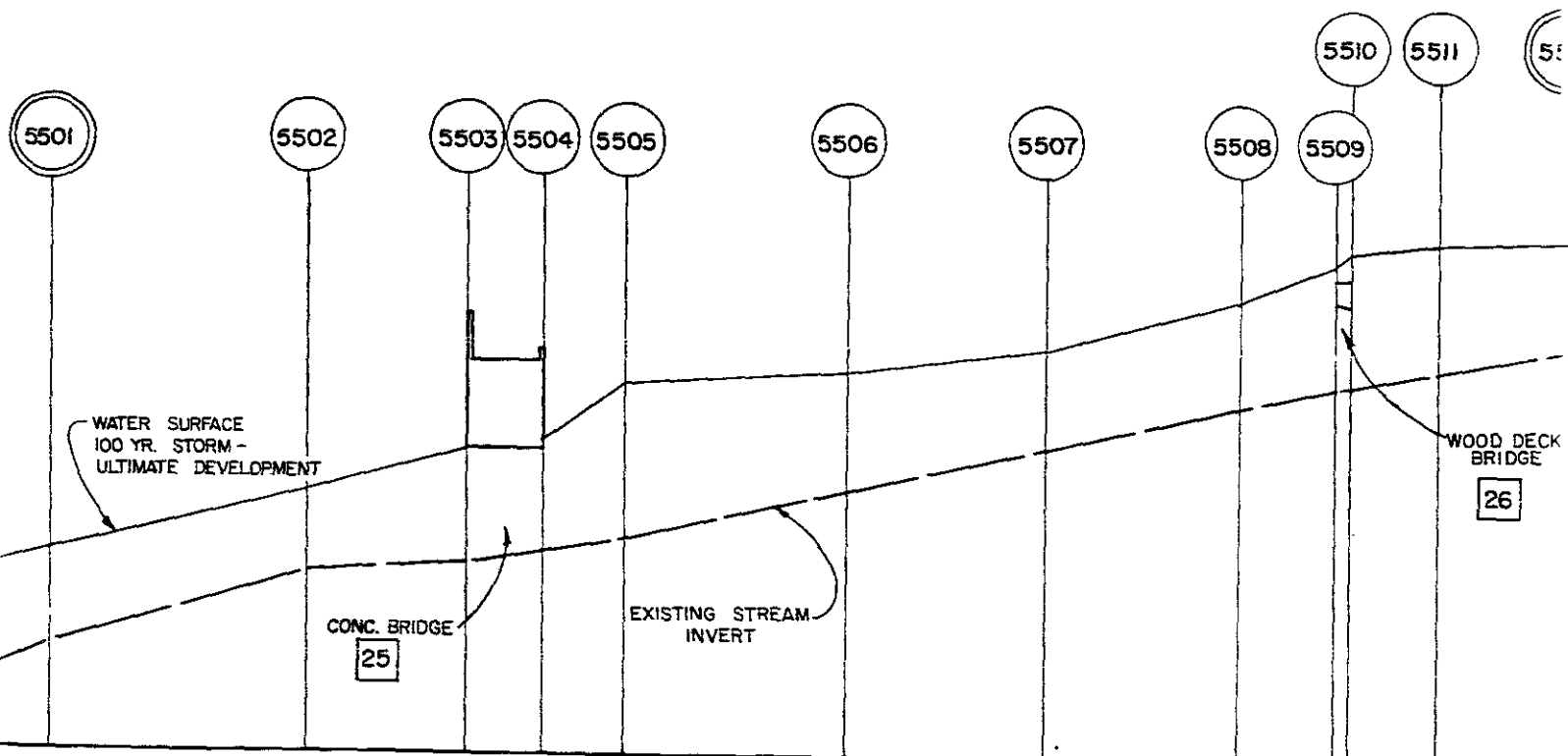
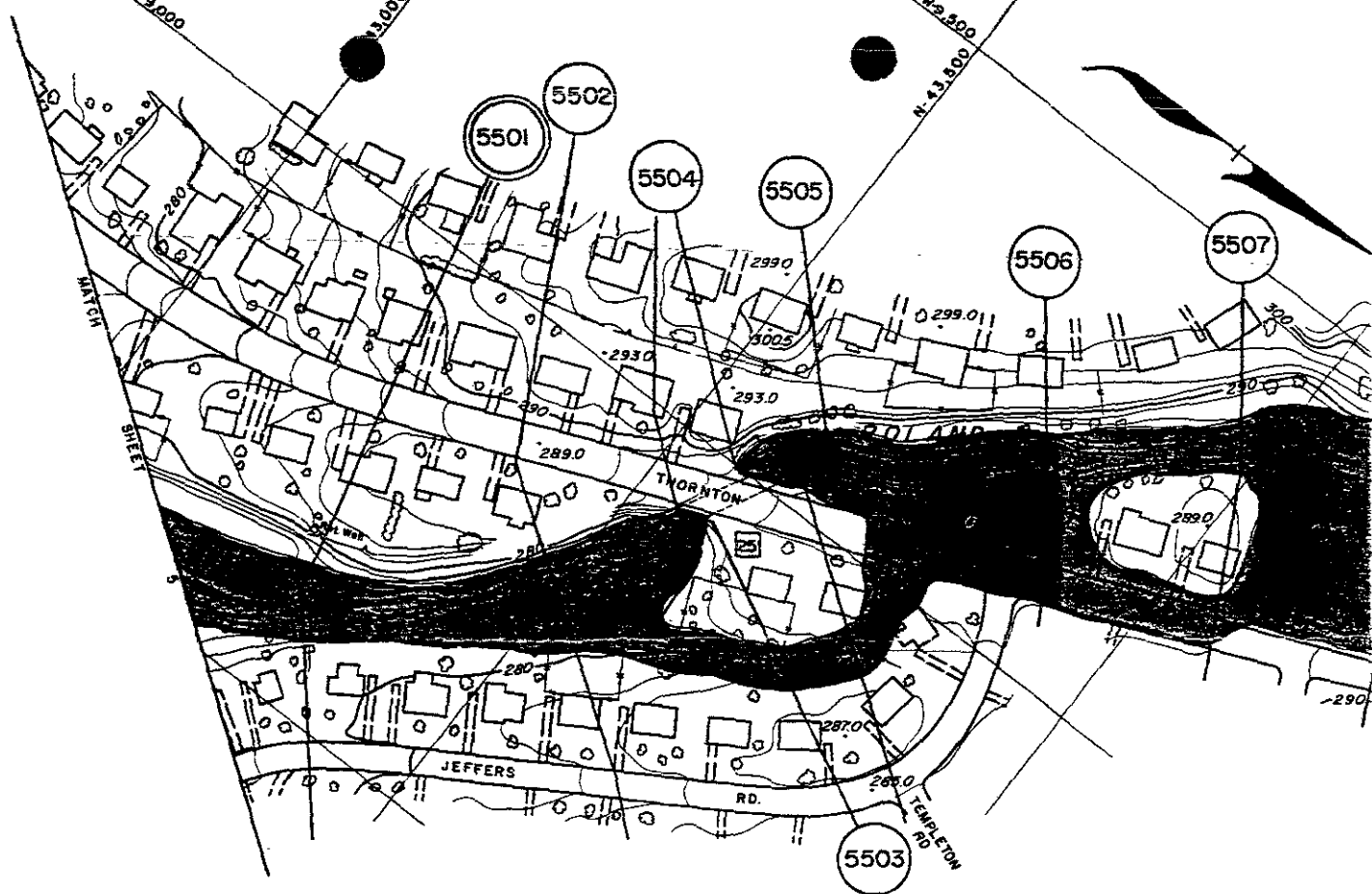
DLT/s

cc: Zoning Review Section, attn: Carl Richards
Zoning Commissioner's Office

Ref No 7

MICROFILMED





MURDUM & JESCHKE
CONSULTING ENGINEERS
LAND SURVEYORS

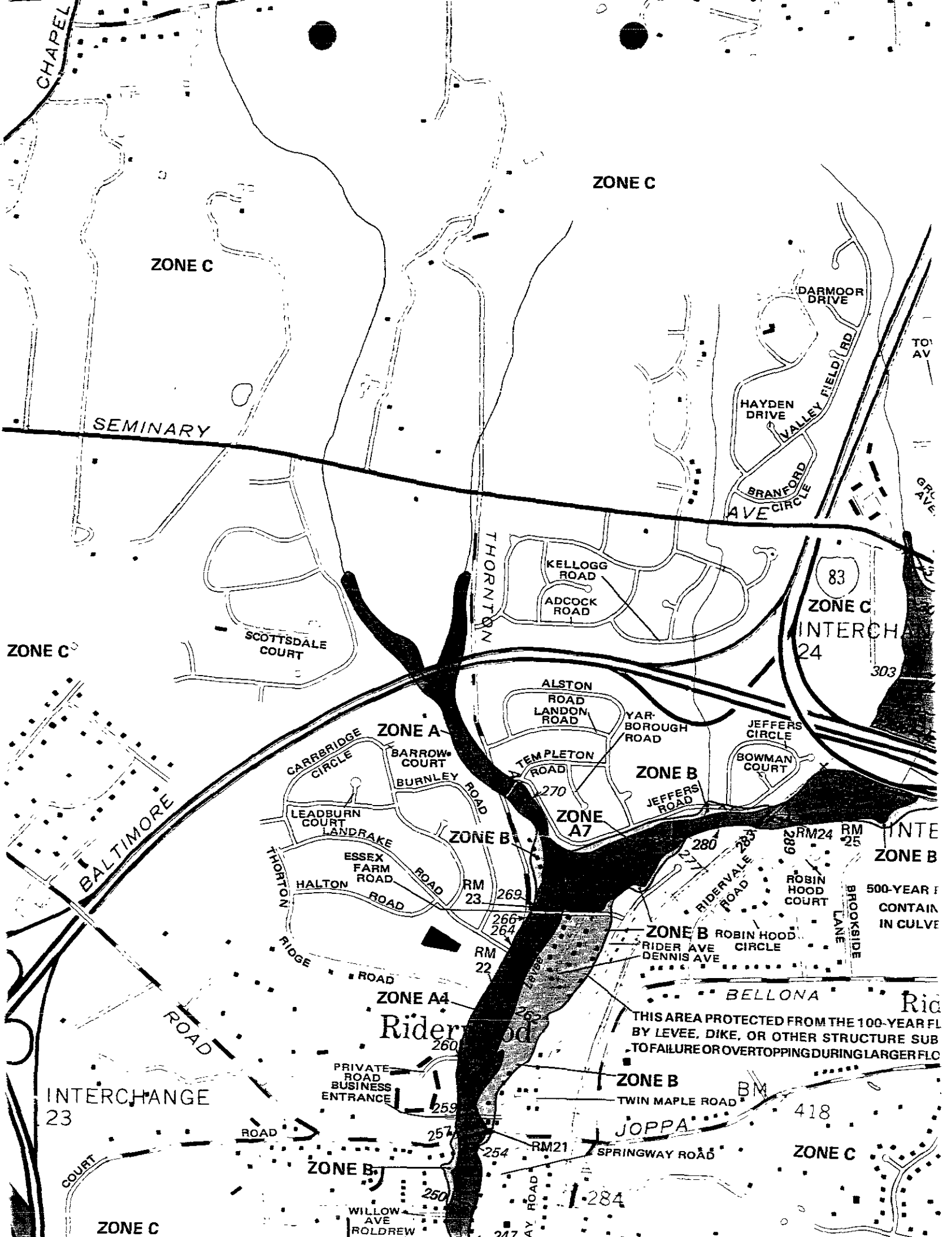
- 100 YEAR FLOOD
- CROSS SECTION
- CROSS SECTION NUMBER

LEGEND

- CROSS SECTION WHERE STREAM FLOW HAS CHANGED (TR-20 REACH SECTION)
- STRUCTURE NUMBER

1ST FL. ABOVE FLOOD EL.
 1ST FL. BELOW FLOOD EL.
 PLAN AND PROFILE HORIZONTAL SCALE IN FEET

0 50 100 200 300



VARIANCE - 1633 JEFFERS ROAD

Let it be known that Charles and Glenn Allen Hughes are the owners of the property known as 1633 Jeffers Road in Baltimore County, Maryland. The owners have submitted a zoning petition with Baltimore County for this property. The petition requests approval of a variance to permit two sheds to be situated in the side yard in lieu of the rear yard.

I have read the above statement and am in favor of the zoning requests and the proposed improvements.

Name	Address	Date
Robert D. Rosey	8223 Thornton Rd	3/14/96
Beth E. Rosey	8223 Thornton Rd	3/14/96
Alice H. Smyth	1625 Jeffers Rd	3/14/96
David R. Smith	1625 JEFFERS Rd.	3/14/96
Mary V. Diegan	1621 Jeffers Rd	3/14/96
G. G. Dismant	1615 Jeffers Rd	3/14/96
Patricia H. Kohlberg	1602 Jeffers Rd.	3/14/96
Patricia S. Gomez	1612 Jeffers Rd	3-14-96
O. A. Holland	1614 Jeffers Rd	3/14/96
Christine S. Sinciper	1616 Jeffers Rd.	3/14/96
Timothy S. Leonard	1620 JEFFERS Rd	3/14/96
Dan M. And	1624 Jeffers Rd.	3/14/96
Lizada Cox	1614 Templeton Rd	3/14/96
Kathryn Wise	1603 Templeton Rd	3/14/96
Howard Wise	" "	"
Dan Lyons	1601 Templeton rd	3/14/96
J. N. Phillips	8210 ALSTON RD	3/14/96
John Phillips	8211 Alston Rd.	3/14/96
John Phillips	8211 ALSTON Rd.	3/14/96
John Phillips	8213 Alston Rd.	3/14/96

Color go match house.

Ref No 10

MICROFILMED

VARIANCE - 1633 JEFFERS ROAD

Let it be known that Charles and Glenn Allen Hughes are the owners of the property known as 1633 Jeffers Road in Baltimore County, Maryland. The owners have submitted a zoning petition with Baltimore County for this property. The petition requests approval of a variance to permit two sheds to be situated in the side yard in lieu of the rear yard.

I have read the above statement and am in favor of the zoning requests and the proposed improvements.

Name	Address	Date
Anna Woodland	1615 Templeton Rd	3/14/96
John W Woodland	"	"
Nancy Frank	8221 Thornton Rd.	3/14/96
C. Kupperberg	8219 Thornton Rd	3/14/96
Jessie Brackens	1632 Jeffers Rd.	3/14/96
Dennis & Karen Moore	1618 Templeton Rd	3/14/96
Edward A. Schnuder	1613 Templeton Rd	3/14/96
Ann Schneider	1613 Templeton Rd	3/14/96
R. STREET Whitefall	8307 Alston Rd	3/14/96
C.C. Whitefall	8307 Alston Rd	3/14/96
Ellen James	1613 Alston Rd	3/14/96
Edwina Schuppner	1613 Jeffers Rd.	3/15/96
Leung W. Haller	8203 ALSTON RD.	3/15/96
Norman P. Pithon	8205 ALSTON Rd	3/15/96
Kathleen Haller	8203 Alston Rd.	3/15/96
Stewart L. Mon	8207 Alston Rd	3/15/96
Pam Mon	8207 Alston Rd	3/15/96
Bill Kirby	8301 Alston Rd	3/15/96
Marian Fields	8303 Alston Rd	3/15/96
Mary T Mercaldo	1602 Alston Rd	825-4499

VARIANCE - 1633 JEFFERS ROAD

Let it be known that Charles and Glenn Allen Hughes are the owners of the property known as 1633 Jeffers Road in Baltimore County, Maryland. The owners have submitted a zoning petition with Baltimore County for this property. The petition requests approval of a variance to permit two sheds to be situated in the side yard in lieu of the rear yard.

I have read the above statment and am in favor of the zoning requests and the proposed improvements.

Name	Address	Date
Daryl	1606 Alston Rd	3/15/96
Pat Conannon	1606 Alston Rd	3/15/96
Cathy Redmond	1608 Alston Rd.	3-15-96
Musall	1630 Alston Rd.	3/15/96
Martha McChesley	1630 Alston Rd.	3-15-96
Robt J. Mah	8202 Jeffers Circle	3-15-96
Kathleen R. Mah	8202 Jeffers Cir	3-15-96
Luciana Legalluzzi	8301 Thornton Rd	3-16-96
Richard Sand	8221 Thornton Rd.	3-16-96
Edward F. Kaska	8211 Thornton Rd.	3-16-96
Debbie Beatts	8203 Thornton Rd	3-16-96
George Tiberbecker	8305 Thornton Rd.	3-16-96
Pauline Brodie	1621 Landon Rd.	3-16-96
Grace Schirmer	1615 Landon Road	3-16-96
Arthur Griffin	1606 Landon Road	3-16-96
Barbara Johnston	1513 Jeffers Rd.	3-16-96
Marta Lane	1511 Jeffers Rd.	3-16-96
Debra Brown Fisher	1601 Jeffers Rd	3-16-96
Raymond E. Fircy	1619 JEFFERS ROAD	3/15/96
Cheryl Riordan	8201 Thornton Rd	3/16/96

VARIANCE - 1633 JEFFERS ROAD

Let it be known that Charles and Glenn Allen Hughes are the owners of the property known as 1633 Jeffers Road in Baltimore County, Maryland. The owners have submitted a zoning petition with Baltimore County for this property. The petition requests approval of a variance to permit two sheds to be situated in the side yard in lieu of the rear yard.

I have read the above statement and am in favor of the zoning requests and the proposed improvements.

Name	Address	Date
Erlynn Margo	8309 Thornton Rd.	3-16-96
William J. Bradley	8311 THORNTON RD.	3-16-96
Leonard A. Thro	8313 Thornton Rd.	3-16-96
Lawrence	8315 Thornton Rd.	3-16-96
Edmonk	1634 Alston Rd.	3-16-96
RR Forester	1633 Alston Rd.	3/16/96
Celia Edman	1621 Alston Rd.	3/16/96
W. W. Wines	1615 Alston Rd.	3/16/96
James Smith	1607 Alston Rd.	3/16/96
Ruth T. Spivey	1612 ALSTON RD.	3/16/96
Quinn Jenkins	618 Alston Rd.	3/16/96
John Pallotta	1631 Jeffers Rd.	3/16/96
Anna Pallotta	1631 Jeffers Rd.	3-16-96
Jack Ames	1629 Jeffers Rd.	3-17-96
William L. Leman	1505 JEFFERS RD.	3-17-96
Donna L. Leman	1431 Jeffers Rd.	3-17-96
Emilia L. Leman	1414 Jeffers Rd.	3/17/96
Mary L. Leman	1427 Jeffers Rd.	3/17/96
Lynn L. Leman	1415 Jeffers Rd.	3-16-96
Deborah Blake	1413 Jeffers Rd.	3-17-96

VARIANCE - 1633 JEFFERS ROAD

Let it be known that Charles and Glenn Allen Hughes are the owners of the property known as 1633 Jeffers Road in Baltimore County, Maryland. The owners have submitted a zoning petition with Baltimore County for this property. The petition requests approval of a variance to permit two sheds to be situated in the side yard in lieu of the rear yard.

I have read the above statement and am in favor of the zoning requests and the proposed improvements.

Name	Address	Date
Joshua Miller	8230 Jeffers Circle	3/17/96
Mr & Mrs Moszynski	1405 Jeffers Rd.	3/17/96
Cathy Bolenta	8242 Jeffers Cir	3/17/96
Marie Lumenello	8234 Jeffers Circle	3/17/96
Michael A. Barway	8221 Jeffers Circle	3/17/96
Sarah K. Young	8219 Jeffers Circle	3/17/96
Apa Sepulveda	8220 Jeffers Circle	3/17/96
John Smith	8215 Jeffers Circle	3/17/96
G. Run	8208 JEFFERS C.R.	3/17/96
Gerald Haley	8204 Jeffers Cir	3/17/96
LM Pilecki	1416 Jeffers Rd	3/17/96
Rita Francione	8208 Yonborough Rd	3/17/96
Paul Francione	8208 Yonborough Rd	3/17/96
Joanna Warlick	8204 Yonborough Rd	3/17/96
David M. M. W.	8202 Yonborough Rd	3/17/96
James Piepel	8203 Yonborough Rd	3/17/96
Jean K. Melick	8302 ALSTON RD	3/18/96
Robert E. Dooly	1309 ALSTON RD	3/18/96
Lois B. Dooly	" " "	"
Charles Shumaker	1622 ALSTON RD.	3/18/96

VARIANCE - 1633 JEFFERS ROAD

Let it be known that Charles and Glenn Allen Hughes are the owners of the property known as 1633 Jeffers Road in Baltimore County, Maryland. The owners have submitted a zoning petition with Baltimore County for this property. The petition requests approval of a variance to permit two sheds to be situated in the side yard in lieu of the rear yard.

I have read the above statement and am in favor of the zoning requests and the proposed improvements.

Name	Address	Date
Harriett Schweykoff	1422 Alston Rd.	3-18-96
Thomas [unclear]	1614 Alston Rd	3-18-96
William M. Hurley	8201 Harborough Rd	3-18-96
Norman Cohen	1622 Jeffers Rd	3-18-96
Phyllis Quilley	1612 Landon Rd	3-20-96
Charles [unclear]	1612 Landon Rd	3-20-96
Thomas Stutchell	8305 Alston Rd	3-20-96
James R. Henschen	1600 Alston Rd.	3/21/96
John B. Egger	1423 Jeffers Rd	3/22/96
Bill Schneider	1433 Jeffers Rd	3/29/96
Ellen Schneider	1433 Jeffers Rd	3/29/96
Conrad Donovan	1512 Jeffers Rd	3/30/96
Walter [unclear]	1518 Jeffers Rd	3/30/96
Glenn C. [unclear]	1518 Jeffers Rd	3/30/96
George [unclear]	8203 Jeffers Cir	3-30-96
Ed [unclear]	8203 Jeffers Cir	3/30/96
Alex LEVIT	1623 Jeffers Rd.	3/31/96
Tom Wellem	1617 Landon Rd	4/2/96

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF JOHN PALOTTA

1. I, John Palotta, ^{gfm} am 18 years of age or older and competent to testify.
2. I am the owner, jointly with my wife Laura Palotta, of the property located at 1631 Jeffers Road, Baltimore County, Maryland.
3. I reside at 1631 Jeffers Road, Baltimore County, Maryland and have lived there for over 7 years.
4. My wife and are the next door neighbors of Charles and GlynnAllen Hughes at 1633 Jeffers Road. Our property is the closest of any property to the sheds in the Hughes' side yard.
4. Our property line at 1631 Jeffers Road is approximately 10 feet from the sheds on the property at 1633 Jeffers Road, Baltimore County, Maryland. Our home is approximately 25 feet from the sheds on the property at 1633 Jeffers.
5. The two sheds in the side yard of 1633 Jeffers Road are visible to me from my property at 1631 Jeffers Road.
6. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF Maryland Baltimore ^{gfm} :

COUNTY OF Baltimore :

TO WIT:

^{gfm} I HEREBY CERTIFY that on this 31st day of March, 1996, John Palotta personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of his knowledge.

Witness my hand and notarial seal.

Thomas N. Mitchell
NOTARY PUBLIC

My Commission Expires: 2-2-98

124 11A
MICROFILMED

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF LAURA PALOTTI

1. I, Laura Palotta^{TM LP}, am 18 years of age or older and competent to testify.
2. I am the owner, jointly with my husband John Palotta^{TM LP}, of the property located at 1631 Jeffers Road, Baltimore County, Maryland.
3. I reside at 1631 Jeffers Road, Baltimore County, Maryland and have lived there for over 7 years.
4. Our property line at 1631 Jeffers Road is approximately 10 feet from the sheds on the property at 1633 Jeffers Road, Baltimore County, Maryland. Our home is approximately 25 feet from the sheds on the property at 1633 Jeffers.
5. The two sheds in the side yard of 1633 Jeffers Road are visible to me from my property at 1631 Jeffers Road.
6. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Laura Palotta
Laura Palotta^{TM LP}

STATE OF Maryland :
COUNTY OF Baltimore :

TO WIT:

I HEREBY CERTIFY that on this 31st day of March, 1996, Laura Palotta^{TM LP} personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of her knowledge.

Witness my hand and notarial seal.

Thomas N. Mitchell
NOTARY PUBLIC

My Commission Expires: 2-2-98

MICROFILMED

Subject: 1633 Jeffers Road
Case No.: 96-318A

AFFIDAVIT OF EDWARD SCHNEIDER

1. I, Edward Schneider, am 18 years of age or older and competent to testify.

2. I am the owner, jointly with my wife Ann Schneider, of the property located at 1613 Templeton Road, Baltimore County, Maryland.

3. I reside at 1613 Templeton Road, Baltimore County, Maryland and have lived there for over 30 years.

4. 1613 Templeton Road is approximately 250 feet from the property at 1633 Jeffers Road, Baltimore County, Maryland.

5. I do not oppose the placement of two sheds in the side yard of 1633 Jeffers Road in lieu of the rear yard.

I DO HEREBY SOLEMNLY DECLARE OR AFFIRM THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.


Edward Schneider

STATE OF Maryland :

COUNTY OF Montgomery :

TO WIT:

I HEREBY CERTIFY that on this 28th day of March, 1996, Edward Schneider personally appeared before me, the Subscriber, a Notary Public, in and for the State and County aforesaid and made oath and due form of law that the matters set down are true and correct to the best of his knowledge.

Witness my hand and notarial seal.


NOTARY PUBLIC

My Commission Expires: 8/1/97

7-12

MICROFILMED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1633 JEFFERS ROAD

see pages 5 & 6 of the CHE

Subdivision name: THORNTON

Plat book # 23, folio # 21, lot # 10, section # 1

OWNER: MRTMRS CHARLES NICHOLS

APPROXIMATE LIMIT
OF 100 YEAR
FLOOD PLAIN

LOT 11
RESIDENCE

ENTIRE REAR
YARD LOCATED
WITHIN 100 YEAR
FLOOD PLAIN

UTILITY
EASEMENT

RESIDENCE
LOT 9



North

date: 2-20-96

prepared by: WM MONK INC

Scale of Drawing: 1" = 20'

JEFFERS

30' R/W 30' PAVEMENT R = 170.00

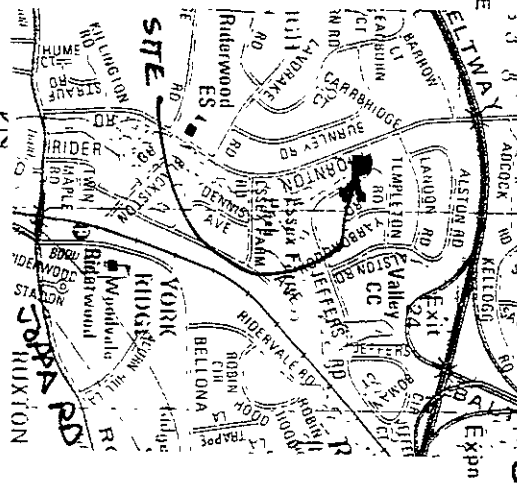
ROAD

145' TO 2

EXISTING
MACHINERY DRIVE

EXISTING
DWELLING
#1633
(2 FLOORS)

FRONT
PORCH



LOCATION INFORMATION

Election District: 8

Councilmanic District: 4

1"=200' scale map#: NW 11 B

Zoning: DR 3.5

Lot size: .21 9300
acreage square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

SHEET

N 11 B

96-318-A

1" = 200'

319

(SHEET N.W. 12-B)



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHE

PROPERTY ADDRESS: 1633 JEFFERS ROAD

Subdivision name: THORNLEIGH

[plat book # 23, folio # 27, lot # 10, section # 1]

OWNER: CHARLES M. & LYNN ALLEN HUGHES

RICHARD S. FRANK
4628 / 39
LOT 8

RAT D. +
MARY E.
ROBEY

UTILITY
EASEMENT

2 394 / 10.5
10.5

10.5
RESIDENCE
LOT 9

EXISTING
DWELLING
5434 / 858
(2 LEVELS)
SCREEN
ENCLOSED
PORCH

PORCH

EXISTING
MACDONALD DRIVE

R = 170.00 L = 118.26'

JEFFERS ROAD
50' RW 36' PAVEMENT

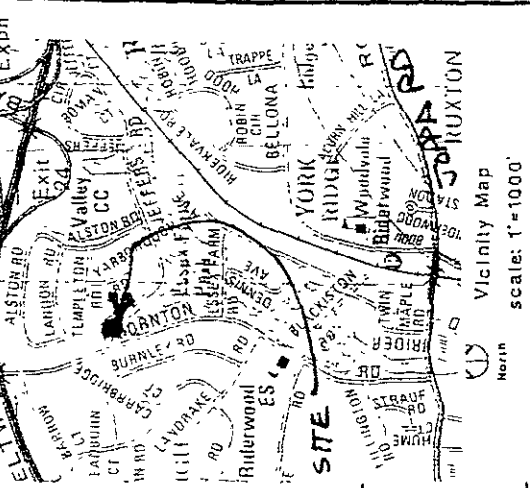
145' TO
THORNLEIGH ROAD

North

date: 2-20-96

prepared by: WILLIAM MONK, INC

1" = 20'



LOCATION INFORMATION

Election District: 8
Councilmanic District: 4
1"=200' scale map #: NW 11 B
Zoning: DR 3.5
Lot size: .21 acreage
9300 square feet

Public Sewer: ☒ Private Sewer: ☐
Public Water: ☒ Private Water: ☐
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



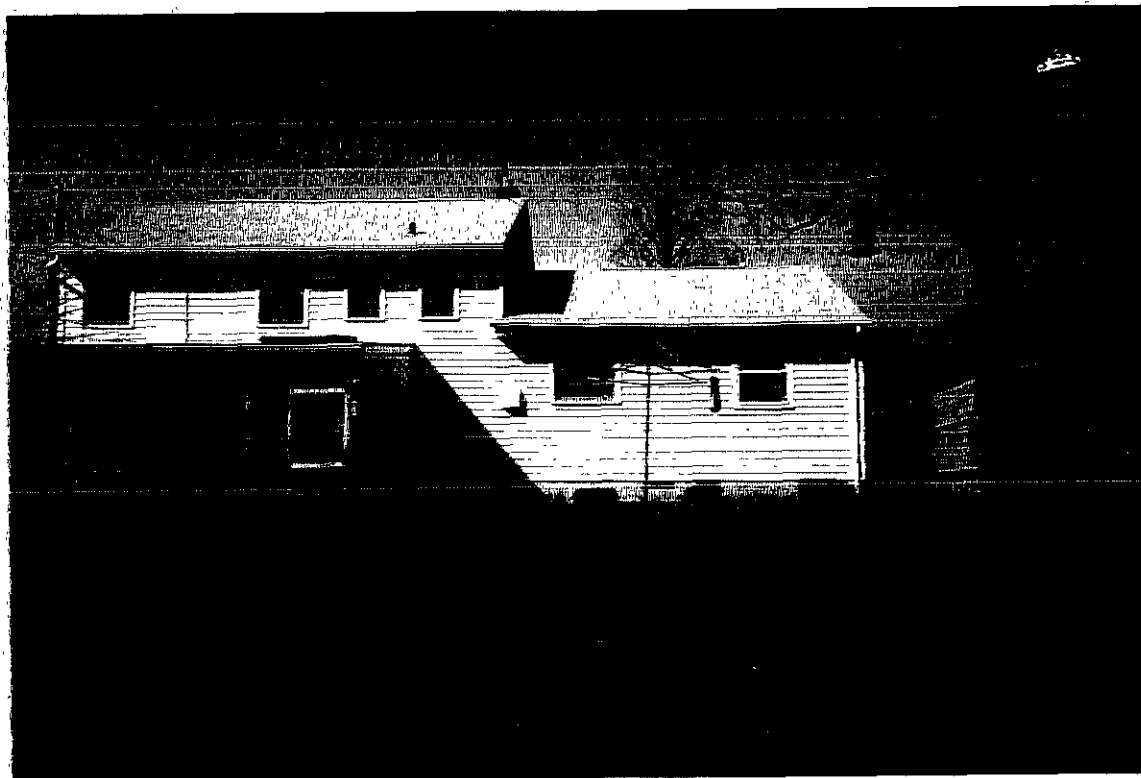
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FAX 410-494-9908

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TEMPLETON ROAD



*Part No
8*

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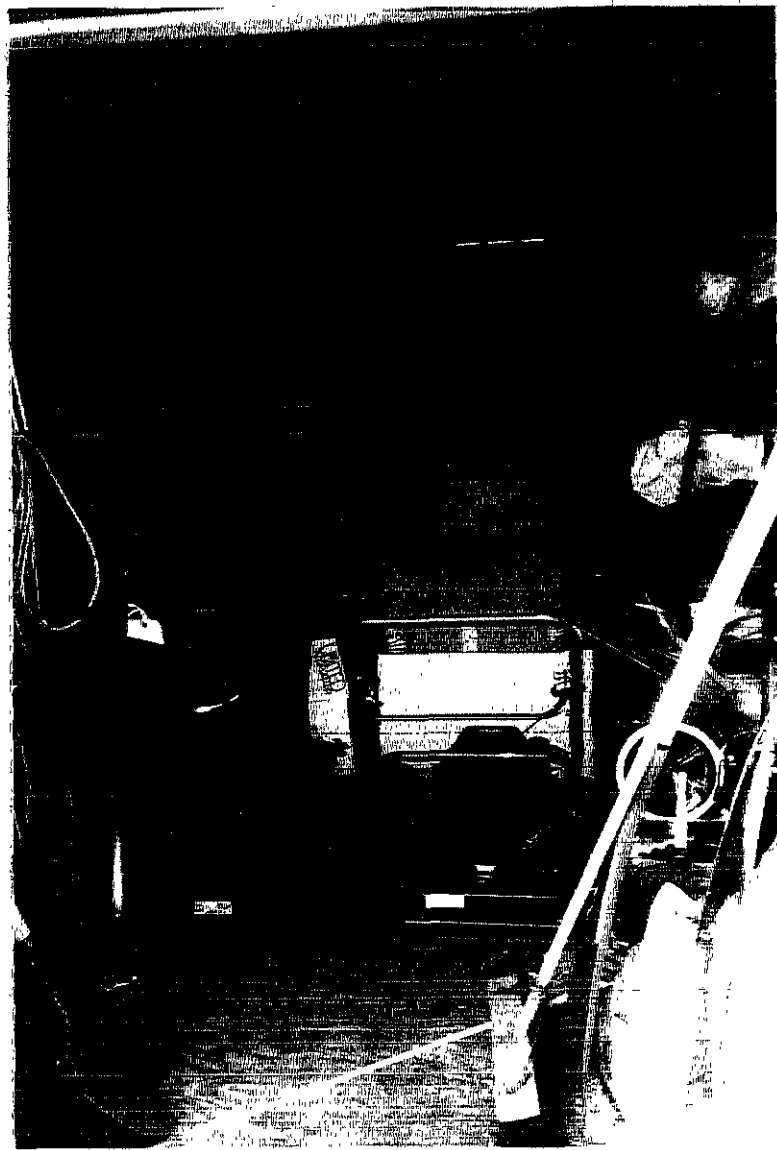
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No 9*

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WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



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Photo
2.

People's Counsel
County Office Building
M.S. #2018

96-318-A

PHOTO GRAPHS.

PET. EX. NOS.

2 → 2A

~~8~~

~~8~~
~~8~~

12 → 14B

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